



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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www.newportbeachca.gov

CITY OF NEWPORT BEACH

ZONING ADMINISTRATOR STAFF REPORT

March 14, 2012

Agenda Item No. 3

SUBJECT: 212 Marguerite Avenue Condominium Conversion - (PA2012-008)

- Condominium Conversion No. CC2012-001
- Parcel Map No. NP2012-002

County Tentative Parcel Map No. 2011-103

APPLICANT: 212 CDM, LLC

PLANNER: Benjamin M. Zdeba
(949) 644-3253, bzdeba@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-2 (Two-Unit Residential)
- **General Plan:** RT (Two-Unit Residential)

PROJECT SUMMARY

A condominium conversion in conjunction with a tentative parcel map application for two-unit condominium purposes. The existing duplex was built in 2008 to condominium standards. No exceptions to the Title 19 (Subdivision Code) development standards are proposed with this application.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Condominium Conversion No. CC2012-001 and Parcel Map No. NP2012-002 (Attachment No. ZA 1).

DISCUSSION

- The existing 3,881 square-foot duplex was constructed in 2008 to condominium standards with separate utility connections for each unit.

- Two garage parking spaces and four carport parking spaces are provided which satisfies the off-street parking requirements of Chapter 20.40 (Off-Street Parking) of the Municipal Code.
- Approval of a tentative parcel map for two-unit condominium purposes has been submitted in conjunction with the condominium conversion application for the purpose of creating two separate ownership units.

ENVIRONMENTAL REVIEW

The project qualifies for Class 1 (Existing Facilities) categorical exemption, Section 15301 of the California Environmental Quality Act because this class includes the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to property owners within 300 feet (excluding intervening rights-of-way and waterways) of the property and posted at the site a minimum of 10 days in advance of this hearing consistent with the Municipal Code. Additionally, the item appeared upon the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:


Benjamin M. Zdeba

BW/bmz

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Duplex (Condo) Plans
	ZA 4	Parcel Map No. NP2012-002
		County Tentative Parcel Map No. 2011-103

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2012-####

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING CONDOMINIUM CONVERSION NUMBER CC2012-001 AND TENTATIVE PARCEL MAP NUMBER NP2012-002 FOR A TWO-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 212 MARGUERITE AVENUE (PA2012-008)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Craig Burns on behalf of 212 CDM, LLC, with respect to property located at 212 Marguerite Avenue, and legally described as Lot 10, Block 139, A Resubdivision of Corona del Mar, as per Map Recorded in Book 4, Page 67 of Miscellaneous Maps, in the Office of the County Recorder of said County.
2. The applicant requests a condominium conversion in conjunction with a tentative parcel map to convert an existing duplex that was constructed to condominium standards in 2008 to a two-unit condominium project.
3. The subject property is located within the R-2 (Two-Unit Residential) Zoning District and the General Plan Land Use Element category is RT (Two-Unit Residential).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-D (Two-Unit Residential).
5. A public hearing was held on March 14, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). The Class 1 exemption includes the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;
2. The proposed project involves the conversion of an existing duplex into a two-unit condominium development.

SECTION 3. REQUIRED FINDINGS.

Condominium Conversion

In accordance with Section 19.64.070 (Standards for Condominium Conversions) of the Newport Beach Municipal Code, the following finding is set forth:

Finding

- A. The minimum number, and the design and location of off-street parking spaces shall be provided in conformance with the provisions of the Zoning Ordinance in effect at the time of approval of the conversion.

Facts in Support of Finding

1. The existing duplex consists of 3,881 square feet including a two-car garage with an interior demising wall and four covered spaces.
2. The six spaces provided exceed the number of spaces required (2 per unit) by the Chapter 20.40 (Off-Street Parking) of the Zoning Ordinance.

Finding

- B. Each dwelling unit within a building shall have a separate sewer connection to the City sewer.

Facts in Support of Finding

1. The existing duplex was constructed with two separate sewer connections to the City sewer.

Finding

- C. Each sewer lateral shall be retrofitted/fitted with a cleanout at the property line.

Facts in Support of Finding

1. The existing duplex was constructed with two separate sewer cleanouts located at the property line.

Finding

- D. Each unit shall maintain a separate water meter and water meter connection.

Facts in Support of Finding

1. The existing duplex was constructed with two separate water meters and water meter connections.

Finding

- E. The electrical service connection shall comply with the requirements of Chapter 15.32 (Underground Utilities) of the Newport Beach Municipal Code.

Facts in Support of Finding

1. The existing duplex was constructed with an electrical service connection that complies with the requirements of Chapter 15.32.

Finding

- F. The applicant for a condominium conversion shall request a special inspection from the Building Division for the purpose of identifying any building safety violations. The applicant shall correct all identified safety violations prior to approval of a final map for the condominium conversion.

Facts in Support of Finding

1. A special inspection was completed by the Building Division on March 5, 2012 and no violations were identified.

Finding

- G. Permanent lot stakes and tags shall be installed at all lot corners by a licensed surveyor or civil engineer unless otherwise required by the City Engineer.

Facts in Support of Finding

1. As conditioned, the project will comply with this requirement prior to recordation of the final parcel map.

Finding

- H. For residential conversions, the project shall be consistent with the adopted goals and policies of the General Plan, particularly with regard to the balance and dispersion of housing types within the City.

Facts in Support of Finding

1. The project is consistent with the adopted goals and policies of the Land Use Element and other Elements of the General Plan and the Local Coastal Program Land Use Plan. The project site is designated as RT (Two-Unit Residential) by the Land Use Element of the General Plan and as RT-E (Two-Unit Residential) by the Coastal Land Use Plan (CLUP). The proposed project is consistent with the RT land use category, which is intended to provide for a range of two-family dwelling units such as duplexes and townhomes.

2. An existing two-unit dwelling rental will be converted into a two-unit condominium project. The residential density on the site will remain the same.

Finding

1. The establishment, maintenance or operation of the use or building applied for shall not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

Facts in Support of Finding

1. The application of the project conditions will ensure the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood and the City.
2. The proposed project is to convert an existing duplex into two condominiums on property located within the R-2 zoning district.
3. Public improvements will be required of the applicants per the Municipal Code and the Subdivision Map Act.

Tentative Parcel Map

The Zoning Administrator determined, in this case that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 of Title 19 (Subdivision Code):

Finding

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding

1. The proposed Parcel Map is for two-unit condominium purposes. An existing duplex was constructed in 2008. The residential density on the site (2 units) will remain the same. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the "Two Unit Residential" General Plan Land Use Designation .

Finding

- B. *That the site is physically suitable for the type and density of development.*

Facts in Support of Finding

1. The lot is regular in shape, has a slope of less than 20 percent, and is suitable for development.

Finding

- C. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding

1. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities) Act because this class includes the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings.

Finding

- D. *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding

1. The proposed Parcel Map is for residential condominium purposes. All construction for the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding

- E. *That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the*

City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Facts in Support of Finding

1. The design of the development will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development as there are no public easements that are located on the property.

Finding

- F. That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding

1. The property is not subject to the Williamson Act since the subject property is not considered an agricultural preserve and is less than 100 acres.
2. This site developed for residential use in a residentially zoned area.

Finding

- G. That, in the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) There is an adopted specific plan for the area to be included within the land project; and (2) the decision making body finds that the proposed land project is consistent with the specific plan for the area*

Facts in Support of Finding

1. The property is not a "land project" as defined in Section 11000.5 of the California Business and Professions Code.
2. The project is not located within a specific plan area.

Finding

- H. That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act;*

Facts in Support of Finding

1. The proposed Parcel Map and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling

efficiency standards depending on location and climate. The Newport Beach Building Department enforces Title 24 compliance through the plan check and inspection process. The existing duplex was constructed in compliance with Title 24.

Finding

- I. That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources;*

Facts in Support of Finding

1. The proposed Parcel Map is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the site will remain the same, which allows two units in the R-2 Zoning District. Therefore, the parcel map for condominium purposes will not affect the City in meeting its regional housing need.

Finding

- J. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board; and*

Facts in Support of Finding

1. Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.

Finding

- K. For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Facts in Support of Finding

1. The subject property is located within the Coastal Zone. The property is consistent with the certified Coastal Land Use Plan (CLUP). The property with the proposed parcel map will remain consistent with the RT-D Two Unit Residential - (20.0 - 29.9 DU/AC) CLUP land use designation.
2. The subject property is not adjacent to coastal access points therefore, the coastal access and recreation policies do not apply.

Finding

- L. *That public improvements will be required of the Applicant per the Municipal Code and the Subdivision Map Act.*

Facts in Support of Finding

1. The project has been conditioned to include the required improvements.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Condominium Conversion No. CC2012-001 and Tentative Parcel Map No. NP2012-002, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Department in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF MARCH, 2012.

By: _____
Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD88). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
2. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. All above ground improvements shall stay at a minimum 5-foot clear of the alley setback.
4. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
5. All improvements shall comply with the City's sight distance requirement (City Standard STD-110-L).
6. All on-site drainage shall comply with the latest City Water Quality requirements.
7. An approved encroachment permit is required for all work activities within the public right-of-way.
8. A Public Works Department encroachment permit inspection is required before the Building Division permit final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site is damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be required and 100% paid by the owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
9. The two existing trees along Marguerite Avenue shall be protected in place.
10. Each unit shall be served by its individual water meter and sewer lateral and cleanout located within the public right-of-way. Each water meter and sewer cleanout shall be

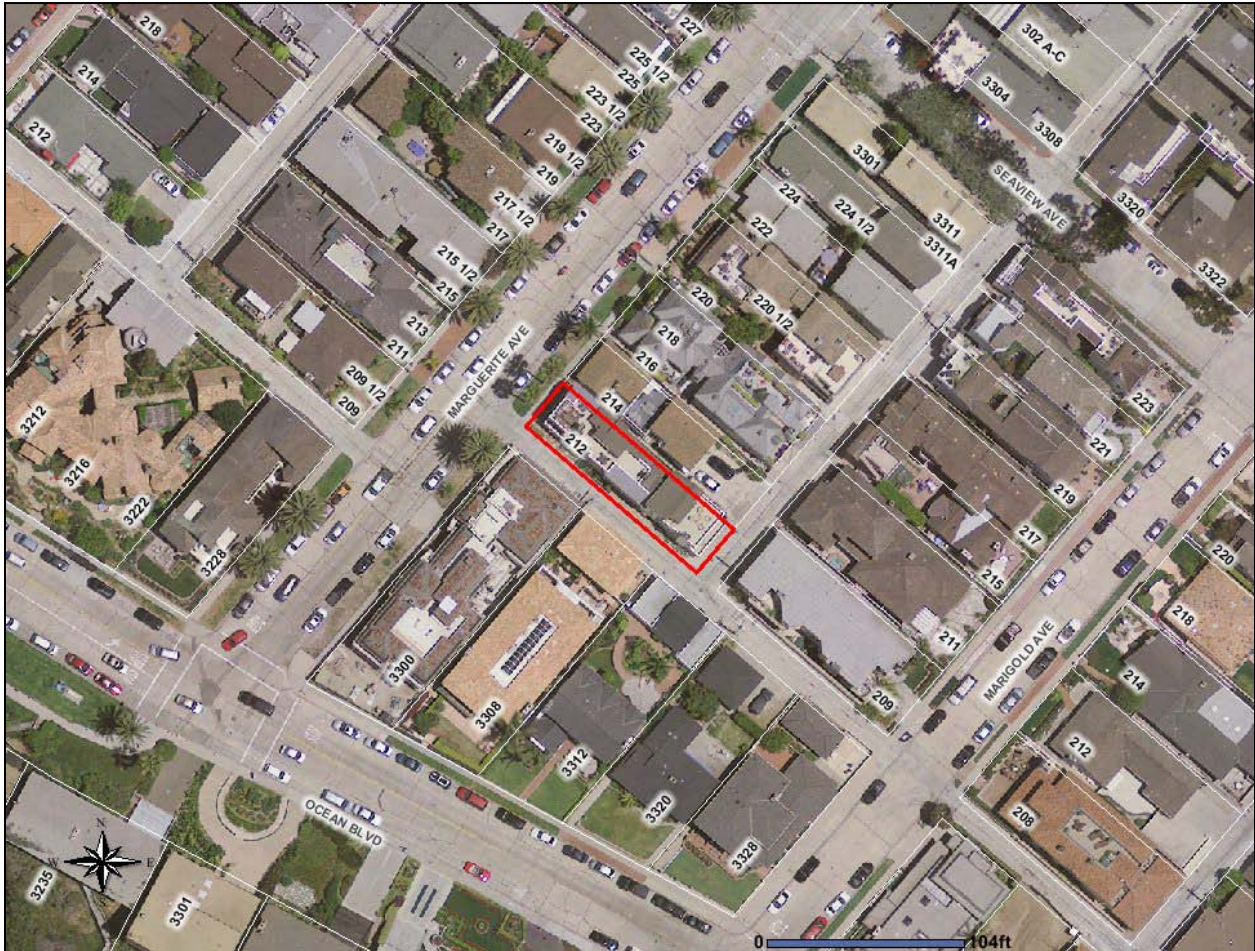
installed with a traffic-grade box/frame and cover. Water meter and the sewer cleanout shall be located within the Public right-of-way.

11. Two-car parking, including one enclosed garage space, shall be provided on site for each dwelling unit per requirements of the Zoning Code.
12. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background, and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Division Plan Check designee shall verify the installation of the approved street number or addresses during the plan check process for the new or remodeled structure.
13. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the 212 CDM, LLC Condo Conversion including, but not limited to, the PA2012-008. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.
14. This Parcel Map shall expire if the map has not been recorded within three years of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Condominium Conversion No. CC2012-001
Parcel Map No. NP2012-002
PA2012-008

212 Marguerite Avenue

Attachment No. ZA 3

Duplex (Condo) Plans



THE SITE INCLUDES: THE EXISTING FRONT YARD AREAS IS SLATED FOR VIGOR PROPOSE GRADING WITH CONCRETE ACCESS STAIRS, A TERRACE AND ENTRY PAVING PROPOSED, TERRACE DRAINS, PLANTING AREA DRAINS, WATER RETENTION AND QUALITY / FILTRATION DEVICES ARE PROPOSED, WITH LINEAR DRAINS AT THE GARAGE / APRON AS REQUIRED. SITE WALLS, DECORATIVE WOOD FENCES AND GATES ARE DESIGNED TO RUN ALONG THE PERIMETER OF THE SITE. DECORATIVE LANDSCAPING WILL ENHANCE THE CON "ELECTRIC" BEACH COTTAGE THEME OF ARCHITECTURE.

DOCUMENT YOUR WORK

ORIGINAL LITERATURE

- [illegible]

CIVIL ENGINEER:
PLANET DESIGN, INC.
2649 EAST BLUFF DRIVE, SUITE 297
NEWPORT BEACH, CA 92680
WILLIAM R. EDWARDS, PRINCIPAL ARCHITECT
OFFICE: 949.720.7405 FAX: 949.720.7084

GENERAL CONTRACTOR:
RED POINT BUILDERS
4020 BIRCH ST., STE. 202 NEWPORT BEACH, CA
OFFICE: 949.855.1525 FAX: 949.855.1635
DAVE S-PFF, PRINCIPAL

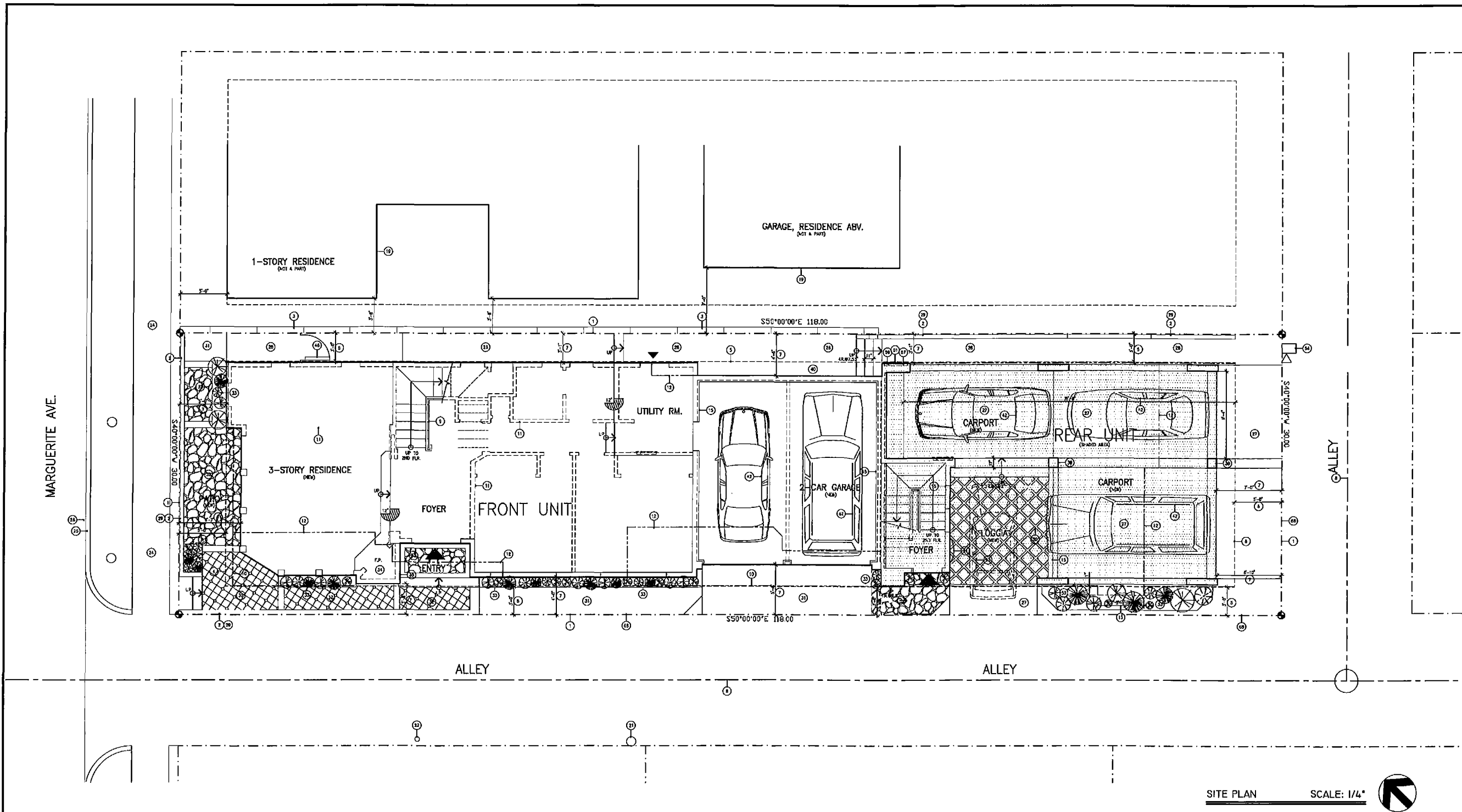
EXISTING HOUSE TO BE DEMOLISHED.		760
MAX ALLOWABLE AREA		2592 SQ. FT.
CITY ALLOWABLE AREA WITH N SETBACKS (1.5 x BASE ALLOW.) (1.5 x 2592)		3888 SQ. FT.
OPEN SPACE (REQUIRED)		12,402 CUBIC FT. 3,458 CUBIC FT.
PROPOSED CONST.		
BLDG NO LEVEL	BALCONY AREA (S.F.)	BLDG. AREA
FIRST FLOOR	N/A	1218 SQ. FT.
SECOND FLOOR	408.71	1076 SQ. FT.
THIRD FLOOR		
FRONT	531	167 SQ. FT.
REAR	244	248 SQ. FT.
SUBTOTAL (3RD FLR.)	875	415 SQ. FT.
TOTAL LIVING AREA		3507 SQ. FT.
TOTAL BAL./DECK AREA	1283 SQ. FT.	
GARAGE (2 CAR)		374 SQ. FT.
TOTAL BUILDING AREA		3881 SQ. FT.

DIG ALERT	1.800.227.260
SOUTHERN CALIFORNIA EDISON	1.714.895.024
SOUTHERN CALIFORNIA GAS	1.800.427.200
CITY WATER & SEWER	969.644.3011
PACIFIC BELL TELEPHONE	1.800.750.235
COX CABLE TV	
SERVICES	
1. ALL WELDING TO BE DONE BY LICENSED WELDERS AT SPECIAL INSPECTION IS REQUIRED FOR FIELD WELDING.	

1	T-1	TITLE SHEET
2		
3		
4	A-1	ARCHITECTURAL SITE PLAN
5	A-2	FIRST, SECOND AND THIRD FLOOR PLANS
6	A-3	ROOF PLAN
7	A-4	EXTERIOR ELEVATIONS
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PA2012-008 for CC2012-001 NP2012-002
212 Marguerite Avenue
212 CDM, LLC



SITE PLAN SCALE: 1/4" = 1'-0"

TECHNICAL	
1. PROPERTY LINE	41. ...
2. PROPERTY LINE WALL (EXISTING)	42. ...
3. PROPERTY LINE WALL (FUTURE)	43. ...
4. FRONT YARD SETBACK	44. ...
5. SIDE YARD SETBACK	45. ...
6. REAR YARD SETBACK	46. ...
7. BELLOWS SETBACK (F.O.S.) TO PROPERTY LINE	47. ...
8. CENTERLINE OF ALLEY	48. ...
9. INTERIOR STAIRS/STEPS (PER ARCH.)	49. ...
10. LINE OF FIRST FLOOR WALLS (F.O.S.)	50. ...
11. LINE OF SECOND FLOOR WALLS (F.O.S.)	51. ...
12. LINE OF THIRD FLOOR WALLS (F.O.S.)	52. ...
13. OVERHANG OF RAFTERS ABOVE (PROJECTED INTO S.Y.S.S. NOT TO EXCEED 12")	53. ...
14. ...	54. ...
15. LINE OF GARAGE CURB (PER STREET)	55. ...
16. ...	56. ...
17. ...	57. ...
18. ...	58. ...
19. ...	59. ...
20. ...	60. ...
21. EXISTING STRUCTURE (NOT A PART)	61. ...
22. ...	62. ...
23. ...	63. ...
24. ...	64. ...
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70. ...	110. ...

1. FIRST FLOOR WALLS	11. ...
2. LINE OF SECOND FLOOR (ABOVE)	12. ...
3. BUILDING FOOTPRINT	13. ...
4. PROPERTY LINE	14. ...
5. SETBACK LINE	15. ...
6. LANDSCAPING (TO BE DETERMINED BY LAND ARCH)	16. ...
7. STEP IN SLAB	17. ...

1. EXISTING SEWER LATERAL TO BE CHANGED AND A CLEANOUT INSTALLED TO COMPLY WITH CITY STANDARD IF ANY OF THE FOLLOWING CONDITIONS OCCUR: A. ALTERATION TO EXISTING SEWER IS DONE B. ADDITIONAL FLOORING FUTURE INCREASE IN SEWER SIZE C. IF AREA OF ADDITION IS GREATER THAN 500 D. EXISTING SEWER IS UNSATISFACTORY E. IF STRUCTURAL REPAIR/RELOCATION IS > 10' THAN 500	11. EXISTING SEWER LATERAL TO BE CHANGED AND A CLEANOUT INSTALLED TO COMPLY WITH CITY STANDARD IF ANY OF THE FOLLOWING CONDITIONS OCCUR: A. ALTERATION TO EXISTING SEWER IS DONE B. ADDITIONAL FLOORING FUTURE INCREASE IN SEWER SIZE C. IF AREA OF ADDITION IS GREATER THAN 500 D. EXISTING SEWER IS UNSATISFACTORY E. IF STRUCTURAL REPAIR/RELOCATION IS > 10' THAN 500
2. SUBMIT SOUND ATTENUATION FOR FLOOR A/C UNITS IF INSTALLED. SOUND LEVEL NOT TO EXCEED 50DBA PER SECTION 1008.04.5 OF THE N.E.C.	2. SUBMIT SOUND ATTENUATION FOR FLOOR A/C UNITS IF INSTALLED. SOUND LEVEL NOT TO EXCEED 50DBA PER SECTION 1008.04.5 OF THE N.E.C.
3. SETBACK FROM FACE OF THE FOUNDATION TO PROPERTY LINE TO BE 20'-0" SETBACK PLUS WALL FINISH THICKNESS (MINIMUM)	3. SETBACK FROM FACE OF THE FOUNDATION TO PROPERTY LINE TO BE 20'-0" SETBACK PLUS WALL FINISH THICKNESS (MINIMUM)
4. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATION DEEPER THAN 6" AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.	4. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATION DEEPER THAN 6" AND FOR SHORING AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF OSHA PERMIT.
5. SOLID EXCAVATION TO EXISTING AND APPROVE FOUNDATION AND GRADING PLAN FOR COMPLEX EXCAVATION AND ADJUSTED ON BLOWING SITE OR WITH EXCAVATION.	5. SOLID EXCAVATION TO EXISTING AND APPROVE FOUNDATION AND GRADING PLAN FOR COMPLEX EXCAVATION AND ADJUSTED ON BLOWING SITE OR WITH EXCAVATION.
6. HAVE PROTECTION DIRECTLY OVER REQUIRED EXCAVATION TO BE 30" AWAY FROM PROPERTY LINE. OTHER EXCAVATION PROTECTION TO BE 24" (MIN.) AWAY FROM PROPERTY LINE. USE SOLIDSTEEL TIE.	6. HAVE PROTECTION DIRECTLY OVER REQUIRED EXCAVATION TO BE 30" AWAY FROM PROPERTY LINE. OTHER EXCAVATION PROTECTION TO BE 24" (MIN.) AWAY FROM PROPERTY LINE. USE SOLIDSTEEL TIE.
7. CHUTES AND DOWNWATERS SHALL BE PROTECTED PER USC 7116 FOR TYPE V BUILDINGS.	7. CHUTES AND DOWNWATERS SHALL BE PROTECTED PER USC 7116 FOR TYPE V BUILDINGS.
8. EXTERIOR STAIRS AND OUT BALCONIES SHALL NOT PROJECT INTO AREAS WHERE PROTECTION OF OFFICERS IS REQUIRED PER USC 1008.2.1.	8. EXTERIOR STAIRS AND OUT BALCONIES SHALL NOT PROJECT INTO AREAS WHERE PROTECTION OF OFFICERS IS REQUIRED PER USC 1008.2.1.
9. PROVIDE SMOKE DETECTORS IN EACH HALLWAY LEADING TO SLEEPING ROOMS IN EACH SLEEPING ROOM OF NEW AND EXISTING CONSTRUCTION. ON TOP OF STAIRWELL AND IN EACH STORY. IN NEW CONSTRUCTION DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP. ARE 3108.1.4 DETECTORS SHALL BE INTERCONNECTED TO SMOKE AT THE SAME TIME.	9. PROVIDE SMOKE DETECTORS IN EACH HALLWAY LEADING TO SLEEPING ROOMS IN EACH SLEEPING ROOM OF NEW AND EXISTING CONSTRUCTION. ON TOP OF STAIRWELL AND IN EACH STORY. IN NEW CONSTRUCTION DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP. ARE 3108.1.4 DETECTORS SHALL BE INTERCONNECTED TO SMOKE AT THE SAME TIME.
10. KEEP THREE FEET CLEAR FROM FACE OF ELECTRICAL PANEL TO ANY WALL SURFACE OR OBSTRUCTION.	10. KEEP THREE FEET CLEAR FROM FACE OF ELECTRICAL PANEL TO ANY WALL SURFACE OR OBSTRUCTION.
11. BUILDING AREA WITHIN EXTERIOR WALLS EXCEEDS 5000 SQ. FT. PROVIDE FIRE SPRINKLER SYSTEMS AND HYDRANT CALCULATIONS TO BE SUBMITTED TO PLAN CHECK AND APPROVED PRIOR TO ISSUING A BUILDING PERMIT OR PROVIDE A NOTE ON THE EXISTING STATUS. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.	11. BUILDING AREA WITHIN EXTERIOR WALLS EXCEEDS 5000 SQ. FT. PROVIDE FIRE SPRINKLER SYSTEMS AND HYDRANT CALCULATIONS TO BE SUBMITTED TO PLAN CHECK AND APPROVED PRIOR TO ISSUING A BUILDING PERMIT OR PROVIDE A NOTE ON THE EXISTING STATUS. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
12. CONTRACTOR TO PROVIDE CONSTRUCTION FENCE AND CARRY AS NECESSARY AND AS REQUIRED PER CALIF. MUNICIPAL CODE AND USC 3001.7.3 AND 3001.7.4 CANOPY TO BE PROVIDED AT REAR 30'3" ADJACENT TO PUBLIC RIGHT-OF-WAY (ALLEY) WITH 8'-0" MINIMUM 5/8" (CAPT. MIN.). ENTIRE LENGTH OF BUILDING SITE AND EACH END SHALL RETURN TO EXISTING L.A.S.	12. CONTRACTOR TO PROVIDE CONSTRUCTION FENCE AND CARRY AS NECESSARY AND AS REQUIRED PER CALIF. MUNICIPAL CODE AND USC 3001.7.3 AND 3001.7.4 CANOPY TO BE PROVIDED AT REAR 30'3" ADJACENT TO PUBLIC RIGHT-OF-WAY (ALLEY) WITH 8'-0" MINIMUM 5/8" (CAPT. MIN.). ENTIRE LENGTH OF BUILDING SITE AND EACH END SHALL RETURN TO EXISTING L.A.S.

1. FIELD VERIFY EXISTING CONDITIONS AND ELEVATIONS. IF ANY DISCREPANCIES ARE ENCOUNTERED NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.	1. FIELD VERIFY EXISTING CONDITIONS AND ELEVATIONS. IF ANY DISCREPANCIES ARE ENCOUNTERED NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. LAW REQUIRES DRAIN IDENTIFICATION MARKER BE ISSUED BEFORE A PERMIT TO EXCAVATE. 3' WIDE, 18" DEEP, 18" DIA. 4133 TWO MARKERS DATE BEFORE YOU DIG.	2. LAW REQUIRES DRAIN IDENTIFICATION MARKER BE ISSUED BEFORE A PERMIT TO EXCAVATE. 3' WIDE, 18" DEEP, 18" DIA. 4133 TWO MARKERS DATE BEFORE YOU DIG.
3. MAINTAIN A MINIMUM OF 24" POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.	3. MAINTAIN A MINIMUM OF 24" POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES OF THE GOVERNING AUTHORITY AND SPECIAL REQUIREMENTS OF THE BUILDING PERMIT.	4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES OF THE GOVERNING AUTHORITY AND SPECIAL REQUIREMENTS OF THE BUILDING PERMIT.
5. ALL PAID AND SURFACE WATER MUST DRAIN TO DRAINAGE AND OUT TO STREET UNLESS SPECIAL OTHERWISE.	5. ALL PAID AND SURFACE WATER MUST DRAIN TO DRAINAGE AND OUT TO STREET UNLESS SPECIAL OTHERWISE.
6. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK.	6. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK.
7. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 6" (OUT VERTICALLY) AND FOR SHORING & UNDERPINNING. CONTRACTOR TO PROVIDE CITY W/ COPY OF PERMIT.	7. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 6" (OUT VERTICALLY) AND FOR SHORING & UNDERPINNING. CONTRACTOR TO PROVIDE CITY W/ COPY OF PERMIT.
8. DETERMINE LOCATION OF WATER METER, ELECTRIC METER AND GAS METER IN ACCORDANCE WITH SERVING UTILITY AND VERIFY LOCATION WITH ARCHITECT (TO CONFIRM AND CORRECT WITH DES OR OTHERWISE) PRIOR TO INSTALLING ANY METERS.	8. DETERMINE LOCATION OF WATER METER, ELECTRIC METER AND GAS METER IN ACCORDANCE WITH SERVING UTILITY AND VERIFY LOCATION WITH ARCHITECT (TO CONFIRM AND CORRECT WITH DES OR OTHERWISE) PRIOR TO INSTALLING ANY METERS.
9. ALL SUBSURFACE DRAINS SHALL BE SCHEDULE 40 OR 50A 33 ARE 4" MIN.	9. ALL SUBSURFACE DRAINS SHALL BE SCHEDULE 40 OR 50A 33 ARE 4" MIN.
10. CERTIFICATION OF SUITABLE FILL (INCLUDING TRENCHES, BACKFILLS, RETAINING WALLS, PAD/ROUGH GRADE, ETC.) AND ITS SATISFACTORY PLACEMENT SHALL BE SUBMITTED BY THE SOIL ENGINEER TO THE BUILDING DEPARTMENT.	10. CERTIFICATION OF SUITABLE FILL (INCLUDING TRENCHES, BACKFILLS, RETAINING WALLS, PAD/ROUGH GRADE, ETC.) AND ITS SATISFACTORY PLACEMENT SHALL BE SUBMITTED BY THE SOIL ENGINEER TO THE BUILDING DEPARTMENT.
11. ALL UTILITY TRENCH BACKFILL SHOULD BE PLACED TO THE FOLLOWING STANDARDS: BOX OF THE LABORATORY STANDARDS IF NATIVE OR SAND MATERIALS ARE USED AS BACKFILL.	11. ALL UTILITY TRENCH BACKFILL SHOULD BE PLACED TO THE FOLLOWING STANDARDS: BOX OF THE LABORATORY STANDARDS IF NATIVE OR SAND MATERIALS ARE USED AS BACKFILL.
12. EXTERIOR TREES PARALLEL TO FOOTING AND EXTERIOR BELOW A 1:1 SLOPE PROVIDED FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING SHALL BE COMPACTED TO 90% OF THE LABORATORY STANDARDS. SAND BACKFILL SHOULD NOT BE ALLOWED IN THESE TRENCH BACKFILL AREAS. QUALITY TESTING ALONG WITH PRO-19 SHALL BE ACCOMPISHED TO VERIFY THE DESIRED RESULTS.	12. EXTERIOR TREES PARALLEL TO FOOTING AND EXTERIOR BELOW A 1:1 SLOPE PROVIDED FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING SHALL BE COMPACTED TO 90% OF THE LABORATORY STANDARDS. SAND BACKFILL SHOULD NOT BE ALLOWED IN THESE TRENCH BACKFILL AREAS. QUALITY TESTING ALONG WITH PRO-19 SHALL BE ACCOMPISHED TO VERIFY THE DESIRED RESULTS.
13. THE REMOVAL OF ANY CITY TREE REQUIRES PRIOR APPROVAL FROM GENERAL SERVICES DEPT. POLES, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER PRESTANDARD STRUCTURES REQUIRES SEPARATE REVIEW AND PERMITS.	13. THE REMOVAL OF ANY CITY TREE REQUIRES PRIOR APPROVAL FROM GENERAL SERVICES DEPT. POLES, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER PRESTANDARD STRUCTURES REQUIRES SEPARATE REVIEW AND PERMITS.
14. PROVIDE TREE IN THE PARKWAY ADJACENT TO THIS SITE TO THE SATISFACTION OF THE GENERAL SERVICES DEPT. (448.644.3083). APPROVING FROM GENERAL SERVICES IS REQUIRED ON THE INSPECTION CARD PRIOR TO FINAL.	14. PROVIDE TREE IN THE PARKWAY ADJACENT TO THIS SITE TO THE SATISFACTION OF THE GENERAL SERVICES DEPT. (448.644.3083). APPROVING FROM GENERAL SERVICES IS REQUIRED ON THE INSPECTION CARD PRIOR TO FINAL.

A CUSTOM RESIDENTIAL DEVELOPMENT:

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EMAIL: craig@burnsdevelopmentco.com

212 CDM, LLC
212 MARGUERITE AVE.
CORONA DEL MAR, CA 92625

100% COMPLETE

PLANET DESIGN, Inc.

ARCHITECTURE - PLANNING

WILLIAM J. EDWARDS, PRINCIPAL
2549 EAST BLVD. DR., SUITE 207
NEWPORT BEACH, CA 92660
TEL: (949) 861-3100
WWW.PLANETDESIGN.COM

ARCHITECTURAL SITE PLAN

PERMIT

REVIEW

PCC'S

PCC'S

PCC'S

02/11/08

212

01/17/12

A-I

Attachment No. ZA 4

NP2012-002

County Tentative Parcel Map No. 2011-103

TENTATIVE PARCEL MAP

NO. 2011- 103

BEING A SUBDIVISION OF: LOT 10, BLOCK 139 OF CORONA DEL MAR TRACT
1 PARCEL FOR CONDOMINIUM PURPOSES

(212 MARGUERITE, CORONA DEL MAR, CA)

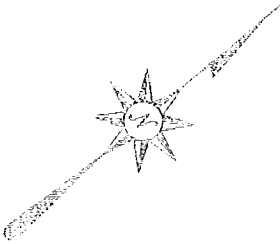
DATE: 1-16-2012

SUBDIVIDER:
212 CDM LLC.
5020 Campus Drive
NEWPORT BEACH, CA 92660

PREPARED BY:

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(949) 858-2924 OFFICE
(949) 858-3438 FAX
RDMSURVEYING@COX.COM

BENCH MARK: DCS BM # N-4-36-74, ELEVATION
= 67.05, NAVD 88 DATUM.



SCALE 1"=10'

MARGUERITE AVE.

